

# VALLEY PLAZA

1701 MASSEY BOULEVARD, HAGERSTOWN, MD 21740



**KLEIN  
ENTERPRISES**



## AVAILABILITIES:

- Available: 2,610 SF, 3,012 SF, 16,099 SF & 23,512 SF
- Proposed Retail/Restaurant Pad Site



## PROPERTY HIGHLIGHTS:

- 190,939 SF ± Shopping Center located at Signalized Intersection of Wesel/Massey Boulevard and Halfway Boulevard
- Located in the heart of Hagerstown's retail corridor, 1 ½ miles from I-81
- Excellent Visibility with 31,150 Feet of Frontage on Wesel/Massey Boulevard
- Excellent Accessibility with a Full Access, Signalized ingress/egress access point
- Zoning: BG
- 789 Surface Parking Spaces/4.44 per 1,000 SF



## TRAFFIC COUNTS

- 13,342 AADT on Massey Boulevard
- 19,331 AADT on Halfway Boulevard
- 58,422 AADT on I-81



## DEMOGRAPHICS

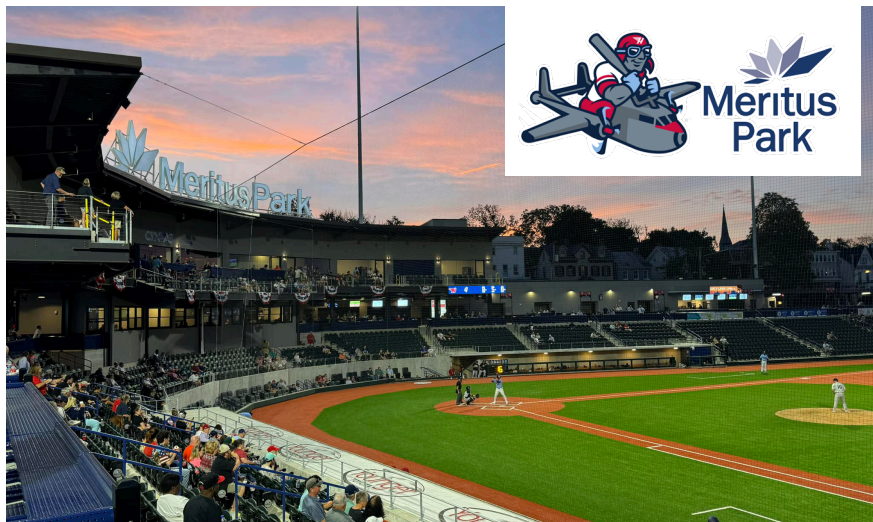
|                | 1 mile   | 3 mile   | 5 mile   |
|----------------|----------|----------|----------|
| Population     | 4,340    | 46,080   | 91,318   |
| Households     | 1,603    | 18,767   | 36,787   |
| Avg. HH Income | \$72,093 | \$66,750 | \$78,302 |



## WASHINGTON COUNTY ECONOMIC DEVELOPMENT:

- Ideally located along two major interstates, Interstate 81, running north and south, and Interstate 70, running east to west. These two interstates are among the most heavily traveled in the country reaching 2/3 of the U.S. population within a day's drive.
- The area's 5th Amazon warehouse will be fully operational by the end of 2024.
- Meritus School of Osteopathic Medicine will open for its inaugural class in Fall 2025. Meritus Commons will provide student housing for MSOM with 364-units and will open in 2025.
- More than 1.3 million people visit Washington County each year resulting in a direct economic impact of \$321 million and support 2,262 hotel rooms and over 4,788 tourism and hospitality jobs.
- Hagerstown has an estimated 1,000 new single family and townhomes in development over the next 1-5 years with another 3,400 proposed (mix of single-family, multi-family and mixed commercial)

## MAJOR EMPLOYERS:



Meritus Park, Hagerstown's new state of the art ballpark opened its doors in May 2024. The ballpark will become a hub for the community hosting over sixty Atlantic League Professional Baseball games each year as well as serve as a venue for concerts and community events. The park can seat 4,000 fans for baseball games and more for non-sporting events.



Opening January 2025, Hagerstown will have a brand new field house like no other in Western, Maryland. The indoor sports facility will be mostly geared to the city's local youth sports teams. The city of Hagerstown partnered with Eastern Sports Management in the development of the 114,000 SF state of the art building which will include two turf fields, up to six hard courts, a fitness area, restaurant and kids zone.

## TENANT DIRECTORY

|                           |                        |
|---------------------------|------------------------|
| 1701 Massey Blvd          | Tractor Supply Company |
| 1705 Massey Blvd          | Ready Set Play         |
| 1709 Ste. 101 Massey Blvd | AVAILABLE: 23,512 SF   |
| 1709 Ste. 102 Massey Blvd | Boot Barn              |
| 1713 Massey Blvd          | Hobby Lobby            |
| 1713 Ste. 102 Massey Blvd | AVAILABLE: 2,610 SF    |
| 1713 Ste. 103 Massey Blvd | AVAILABLE: 3,012 SF    |
| 1713 Ste. 104 Massey Blvd | Grocery Outlet         |
| 1713 Massey Blvd          | AVAILABLE: 16,099 SF   |
| 1729 Massey Blvd          | McDonald's             |
| 1719 Massey Blvd          | Roy Roger's            |
| 1703 Massey Blvd          | Mexicali               |
| Massey Blvd               | PROPOSED 7 Brew Coffee |



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